



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
Cultural Resources Department

**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY NOVEMBER 26, 2012 — 4:00 P.M.  
1520 MARKET ST. #2000  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll Call

Approval of the September 24, 2012 and October 22, 2012 Minutes

Approval of December meeting date: December 17, 2012

Approval of Agenda

<b>PRELIMINARY REVIEWS</b>	<b>Jurisdiction</b>	<b>Project</b>	<b>Pg.</b>
A.	1105-09 OLIVE BLVD. .... Preservation Review Dist. ....	Demolition.....	1
B.	4272 W. ST. FERDINAND ..... The Ville HD .....	Demolition.....	11
C.	3001 MISSOURI AVE..... Benton Park HD .....	Demolition.....	22
<b>APPEALS OF DENIALS</b>			
D.	1218 S. JEFFERSON ..... Lafayette Square HD.....	Signs.....	35
E.	2158 ALLEN AVENUE ..... McKinley Heights HD .....	Vinyl Windows.....	42
F.	2300-02 RUSSELL BLVD. .... McKinley Heights HD .....	Vinyl Windows.....	47
G.	3456 SHENANDOAH AVE..... Compton Hill HD .....	Retaining Wall .....	52
H.	1824 KENNETT PLACE..... Lafayette Square HD.....	Retaining Wall .....	56



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
Cultural Resources Department

A.

---

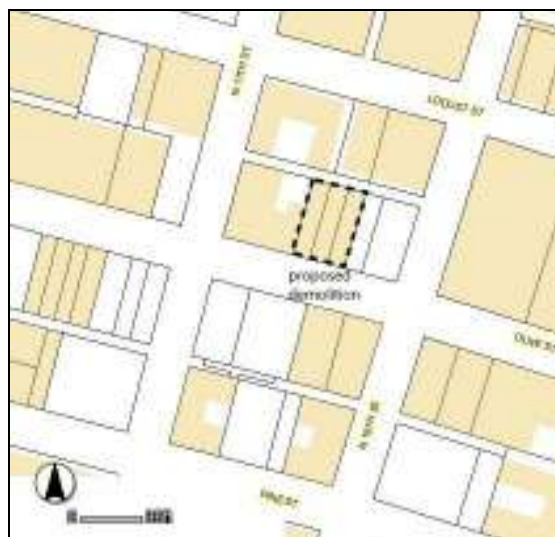
**DATE:** November 26, 2012  
**FROM:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Preliminary Review to demolish existing 5-story building  
**ADDRESS:** 1105-09 Olive  
**JURISDICTION:** Preservation Review District — Ward 7



1105-09 OLIVE

**APPLICANT:** Enkelkind, LLC , ownership pending and therefore a Preliminary Review is being held to provide direction for the applicant

**RECOMMENDATION:** That the Board withhold preliminary approval of the proposed demolition as the building meets the definition of “sound” condition in Ordinance #64689; the loss of a contributing building for a surface parking lot would adversely affect the urban design of the blockfront and intersection; and the proposal would not result in new construction that equals or exceeds the



contribution of the existing building.

## **BACKGROUND:**

---

The applicant is in the process of purchasing this property at a recent sheriff's tax sale and proposes to demolish the building and provide off-street parking for tenants of the Laclede Gas Company Building at 1017 Olive Street, which the firm is in the process of redeveloping. For this reason, this agenda item is a Preliminary Review.

In 1998, after an emergency condemnation, what was thought at the time to be an adjacent building at the northwest corner of Olive and 11<sup>th</sup> Street was demolished. However, evidence below grade indicated that the corner structure, which had been refaced, was built at the same time as 1105-09 Olive; the areas on either side of the party wall that is now the exposed east wall of 1105 shared a foundation and footings.

An underground parking structure was built on the corner parcel in 2002-03. A recent court case addressed damage alleged to have been done to 1105-09 Olive during excavation for that project. The applicant has provided the Cultural Resources Office with copies of depositions taken as part of the preparation for the court case. The depositions, as well as an engineering evaluation completed in 2003, describe actions and subsequent conditions recorded in the building now proposed for demolition. No information has been provided on work undertaken to correct the problems noted nearly ten years ago, nor of the current condition of the building.

The Building Division has issued several violations and been monitoring the building. The upper floors of 1005-09 Olive have been vacant for some years, while the ground floor has been used as a restaurant until recently.

## **RELEVANT LEGISLATION:**

---

St. Louis City Ordinance #64689

### ***PART X - DEMOLITION REVIEWS***

#### ***SECTION FIFTY-EIGHT.***

*Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.*

**The property under consideration is located in a Preservation Review District.**

St. Louis City Ordinance #64832

***SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.***

*SECTION FIVE. Demolition permit - Board decision.*

*All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:*

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

**Not applicable.**

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.*

**The five-story building at 1105-09 Olive was built in 1881 with a shared party, or fire, wall with the building to the east, as well as the building to the west. The three bays at 1105-09 have the presence of the multi-purpose urban store and loft building type used by wholesalers and other commercial tenants and therefore represents a once common building type. An historic photograph indicates that the tall base of the building had piers separating bays filled mainly with windows. The upper stories presented arcades and Renaissance Revival elements that dominated the entire façade. If this façade were intact, the building would be a Merit or High-Merit building.**

**The upper floors of this building continue to convey the historic architectural design. A two-story arcade that spans the third and fourth floors is capped by an attic story with a series of smaller arches below a prominent corbelled brick cornice. The lower façade of the building was updated and re-faced decades ago. The blocked down window openings on the upper floors also alter the design of the building. The mid-façade stone band featuring swags and the cornice are among its few unaltered features.**



Historic preservationists would have different opinions concerning whether this building could be a contributing resource to a potential historic district due to its loss of historic integrity. Historic preservationists would likely find it not eligible to be individually listed in the National Register for architectural significance for the same reason. Yet the building makes a contribution to the streetscape and its historic appearance can be recovered. Under the definitions of the ordinance, 1105-09 Olive is considered to be a contributing building.

OLIVE FAÇADE

C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

**Ordinance #64689 defines “sound” to mean that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more. The exterior inspection of the building indicates that it meets this definition of soundness. The upper stories of the Olive façade attest to the quality of the brick and masonry craftsmanship and display few indications of loss of masonry elements or needed maintenance. The exposed party wall exhibits water damage near the top of the south side; parapet coping is missing and so water damage continues. Overall, this wall needs maintenance and repair: at a minimum, repointing and perhaps some brick relayment. One opening in the east wall, which has been closed with recessed brick, has lost several unsupported voussoirs from its rowlock arch, a condition that does not appear to be recent. The east bay of the**

north wall exhibits step cracks, some loss of arch brick, and evidence of earlier inappropriate re-pointing as well as a number of exposed mortar joints in need of additional repointing. The piers of the first story of the south façade, which has been reconstructed, have cracked brick that indicates that the veneer is delaminating from the substrate. These conditions are evidence of deferred maintenance and perhaps destabilizing conditions, but do not suggest that the building cannot stand for another six months.

The structural condition of the building was evaluated by several engineers and architects in the period immediately following the construction of an adjacent underground garage. This evidence suggests that actions taken at that time during excavation affected 1005-09 Olive. However, no information has been presented concerning how the completed construction of the adjacent garage further affected the stability of the building – positively or adversely. A number of violations recorded by the Building Division in 2007, including a damaged parapet wall; cracking, shifting and bulging in the north and south walls; and missing mortar in those walls, were noted as abated in July 2012. A 2012 violation documented unspecified work done in the basement without a permit.

As the building has stood for nearly ten years since the alleged destabilization by the excavation for the adjacent construction project, and the exterior examination of the building reveals conditions that relate to deferred repairs and maintenance, it is difficult to conclude that this building does not meet the definition of “sound.”



UPPER PORTION OF EAST WALL





UPPER PORTION OF NORTH WALL



CRACKS IN NORTH WALL



LOSS OF BRICK IN ROWLOCK ARCH

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

**Not applicable.**

**D. Neighborhood Effect and Reuse Potential.**

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

**The building stock on the 1100 block of Olive and adjacent blockfronts includes buildings of varying ages and scales. There is no deterrent to the rehabilitation and occupancy of 1105-09 Olive due to the conditions in the vicinity and there is evidence that parking is available in the immediate vicinity. Several recently completed rehabilitation projects attest to the investment in properties in this**



area, including the Louderman Building and the applicant's Laclede Gas Building projects.



AERIAL SHOWING PARKING IN THE VICINITY OF 1105-09 OLIVE STREET (INDICATED BY RED DOT)

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

**A renovation project could restore the amount of glazed area in the upper stories and provide a simulation of the historic character of the lower stories or a compatible new design. Buildings of this size and type have proven to be good candidates for rehabilitation and reuse, as offices and residential lofts. Both of these uses are currently being developed in this vicinity.**

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

**The applicant has not presented any evidence concerning the projected cost of rehabilitation of this building or made a claim of economic hardship for the rehabilitation of this property, as demolition and construction of a parking lot are proposed.**

*E. Urban Design. The Office shall evaluate the following urban design factors:*

1. *The effect of a proposed partial demolition on attached or row buildings.*
2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*
3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

**The demolition of 1105-09 Olive and construction of a surface parking lot would affect the continuity and rhythm of the structures on the block. This blockfront of Olive between 11<sup>th</sup> and Tucker Boulevard consists of three buildings and the small corner parking lot at 11<sup>th</sup>. Two former St. Louis Post-Dispatch buildings occupy the center and western end of the blockfront: the Printing Building (1941) at mid-block and the headquarters (1917) at the corner; both buildings are listed in the National Register of Historic Places. The architectural expression of its upper stories, as well as the scale and massing of 1105-09 Olive provide the appropriate context for these two National Register-listed buildings. 1105-09 Olive nearly completes the blockfront, which has considerable integrity as part of the evolving central business district.**

**One historic building, the Laclede Gas Co. Building, and three parking lots occupy the corners of the Olive and 11<sup>th</sup> intersection, the immediate setting of 1105-09 Olive. Additional surface parking is located on the block to the south, both adjacent to Olive, and 11<sup>th</sup>, as well as on the block to the north. As surface parking is the use that most disrupts the density, integrity, rhythm and balance of a block, it would have a significant negative impact.**

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

**Not applicable.**

F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*  
**The applicant, Enkelkind, LLC, has submitted a Motion to Confirm a Land Tax Sale for this property to demonstrate to the Cultural Resources Office that it is appropriate to schedule the Preliminary Review.**
2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*  
**The proposal is to construct a surface parking lot to serve tenants of the Laclede Gas Building at the northeast corner of Olive and 11<sup>th</sup>. One cannot conclude that a surface parking lot would equal or exceed the contribution of the current building in the streetscape and block-face.**
3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*  
**Not applicable.**
4. *The proposed use complies with current zoning requirements;*  
**The parcel is zoned I, Central Business District.**
5. *The proposed new construction would commence within twelve (12) months from the application date.*  
**Construction would begin on the parking lot within this time frame.**

G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

**The owner wishes to provide close off-street parking for the tenants of the Laclede Gas Building, which Enkelkind LLC owns. While the two properties are close to each other, they are not adjoining.**

*H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

**Not applicable.**

#### **COMMENTS:**

---

Inspection of the exterior of the building indicates that it has conditions that are the result of deferred maintenance and repair, but that the building meets the definition of soundness. The effect of the loss of the building and the proposed addition to the considerable amount of surface parking in the vicinity of the Olive and 11<sup>th</sup> intersection would have a negative impact on urban density and design. The construction of a parking lot would not equal or exceed the contribution of this building in the streetscape.

The potential architectural significance of this property has been reduced by the loss of historic integrity due to the extensive alterations to the façade. Nevertheless, the building has the scale, architectural richness on its upper floors, and overall presence to remain as a positive contribution to the streetscape and the urban design of the block.

The provision of more information on the current condition of the building may warrant a reconsideration of whether the building meets the definition of sound.

#### **COMMUNITY CONSULTATION:**

---

The Cultural Resources Office has not received any communication on this matter from the Alderman. The Office has received several email notes expressing opposition to the demolition and resulting surface parking lot.

#### **RECOMMENDATION:**

---

That the Board withhold preliminary approval of the proposed demolition as the building meets the definition of “sound” in Ordinance #64689; the loss of a contributing building for a surface parking lot would adversely affect the urban design of the blockfront and intersection; and the proposal would not result in new construction that equals or exceeds the contribution of the existing building.

#### **CONTACT:**

---

Betsy Bradley	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-657-3850
E-Mail:	<a href="mailto:bradleyb@stlouis-mo.gov">bradleyb@stlouis-mo.gov</a>





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
Cultural Resources Department

**B.**

**DATE:** November 26, 2012  
**FROM:** Andrea Gagen, Cultural Resources Office  
**SUBJECT:** Preliminary Review: demolition and new single-family construction  
**ADDRESS:** 4272 W St. Ferdinand Avenue  
**JURISDICTION:** The Ville Historic District — Ward 4

**Owner:** Sharon Anderson

**Construction Applicant:**  
James W. Alverson, Architect

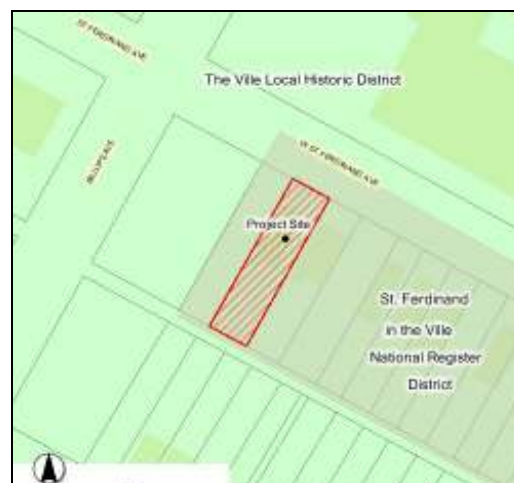
**Demolition Applicant:** Catco, Inc.

**Staff Recommendation:**

That preliminary approval of the proposed demolition and general design be given at this time, with the stipulation that final design details and materials will be approved by the Cultural Resources Office staff and that the demolition permit will not be issued until a building permit application is made.



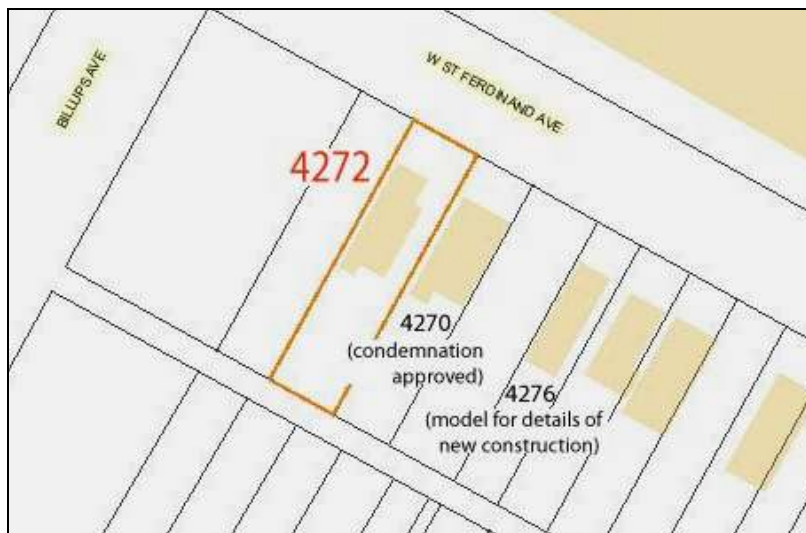
**4272 W ST. FERDINAND AV.**





## BACKGROUND:

Most of the 4200 W St. Ferdinand Avenue blockfront was listed in the National Register of Historic Places as the St. Ferdinand Avenue in the Ville Historic District in January 2012. A fire during the summer of this year heavily damaged 4270 W St. Ferdinand. Due to the extent of the damage, the Cultural Resources Office has not contested the condemnation of 4270 and will approve a demolition permit application once received. The house at 4272 W St. Ferdinand sustained some fire, smoke and water damage as well. The building also had some preexisting bowing of both side walls.



The Cultural Resources Office received a preliminary application for the demolition of the fire-damaged single-family house at 4272 and the construction of a new single-family house on November 6, 2012. The building proposed at this time would be a one-story frame house on a raised basement residence with a brick front that incorporates architectural elements on the neighboring house at 4276 W St. Ferdinand and that are typical of houses on the street. The proposed new construction is generally in compliance with the Ville Local Historic District Standards. The Preliminary Review affords the opportunity to consider whether the demolition of 4272 and subsequent new construction is the appropriate response to the fire damage to this building.



CORNICE DETAIL



CARVED STONE LINTEL AT FRONT WINDOWS

**RELEVANT LEGISLATION:**

**ST. LOUIS CITY ORDINANCE #64689**

**PART X - DEMOLITION REVIEWS**

**SECTION FIFTY-EIGHT.**

*Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.*

**The building at 4272 W St. Ferdinand Avenue is located in a Local Historic District, a National Register District and a Preservation Review District.**



**FRONT ENTRY**



**BASEMENT ENTRY UNDER FRONT STOOP**

**ST. LOUIS CITY ORDINANCE #64832**

**SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.**

**SECTION FIVE. Demolition permit - Board decision.**

*All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the*

*applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:*

- A. *Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

**Not applicable.**

- B. *Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.*

**As a contributing building in the St. Ferdinand Avenue in the Ville National Register Historic District, 4272 W St. Ferdinand is by definition of the ordinance a Merit building. Although there have been some alterations to its original design, including the cornice and parapet, the changes were made within the period of significance for the district.**

- C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

**The building is sound under the definition of the ordinance. The building has received some fire and water damage from the fire that occurred next door. This damage has exacerbated bowing issues of the east wall already present before the fire. Scorching at the roof line indicates possible damage to the roof structure. In addition, there was some preexisting bowing of the west wall of the building, unrelated to the fire.**

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

**Not applicable.**



**EAST ELEVATION FIRE DAMAGE**



**EAST ELEVATION DETAIL**

*D. Neighborhood Effect and Reuse Potential.*

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

**This block is characterized by some fairly well maintained homes, as well as several vacant homes. LRA owns three vacant lots on the block. The opposite block face is the rear facade of Sumner High School. The location of the property in a National Register Historic District makes State historic tax credits available for owner-occupied rehabilitation. There has been no recent reinvestment in this block, and little in The Ville in general.**

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

**The reuse potential of this building would likely be fair. Due to its current condition, a rehabilitation project would require a significant amount of reconstruction of the side walls and major roof repairs, which would add substantially to the cost of the project.**

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may*



*include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

**The owner has not submitted any information concerning economic hardship; she will receive insurance money for the fire and water damage to her home.**



**EAST ELEVATION SHOWING BOWED WALL**



**BOWED WALL AT WEST ELEVATION**

*E. Urban Design. The Office shall evaluate the following urban design factors:*

- 1. The effect of a proposed partial demolition on attached or row of buildings.*

**Not applicable.**

- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

**The effect of this project on the blockface must consider both the demolition and the proposed new construction. The 4200 block of W St. Ferdinand Avenue was recognized as a National Register eligible district because, as one of the more intact group of dwellings, it could convey the type of historic housing available to an economically diverse population of residents in The Ville. The proposed new construction that would replace the existing house mitigates the loss of a building in the blockface and urban design concerns.**

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

**As noted above, one of the important characteristics of the 4200 W block of St. Ferdinand Avenue is the relative continuity of the streetscape. The loss of an historic building would reduce the integrity of the overlaid historic districts. Nevertheless, the proposed new dwelling would restore the rhythm, balance, and density on the blockfront.**

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

**Not applicable.**

- F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*

**Yes.**

2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

**The owner proposes to construct an architecturally compatible one-story single-family home on the property after demolition. While the new construction will not have the historic significance of the existing building, it will serve as a place-holder on the block, lessening the impact of the demolition on the rhythm of the streetscape.**

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

**Yes.**

4. *The proposed use complies with current zoning requirements;*

**The property is zoned C, Multiple Family Residential, and has the Strategic Land Use Category of Neighborhood Preservation.**

5. *The proposed new construction would commence within twelve (12) months from the application date.*

**Yes.**

- G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an*



existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

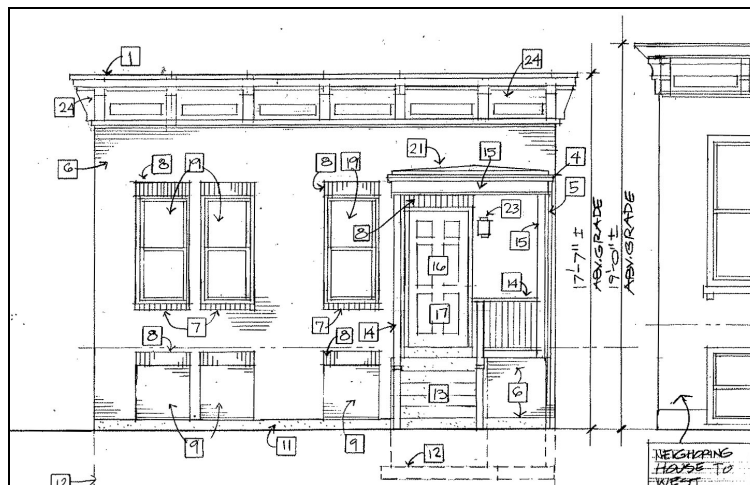
**Not applicable.**

- H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

**Not applicable.**



**BUILDING NEXT DOOR AT 4276 W ST. FERDINAND  
ELEMENTS FOR NEW CONSTRUCTION TAKEN FROM THIS BUILDING**



**FRONT ELEVATION SHOWING PROPOSED BUILDING AND HEIGHT OF ADJACENT BUILDING**

**EXCERPT FROM ORDINANCE #60236, THE VILLE LOCAL HISTORIC DISTRICT:**

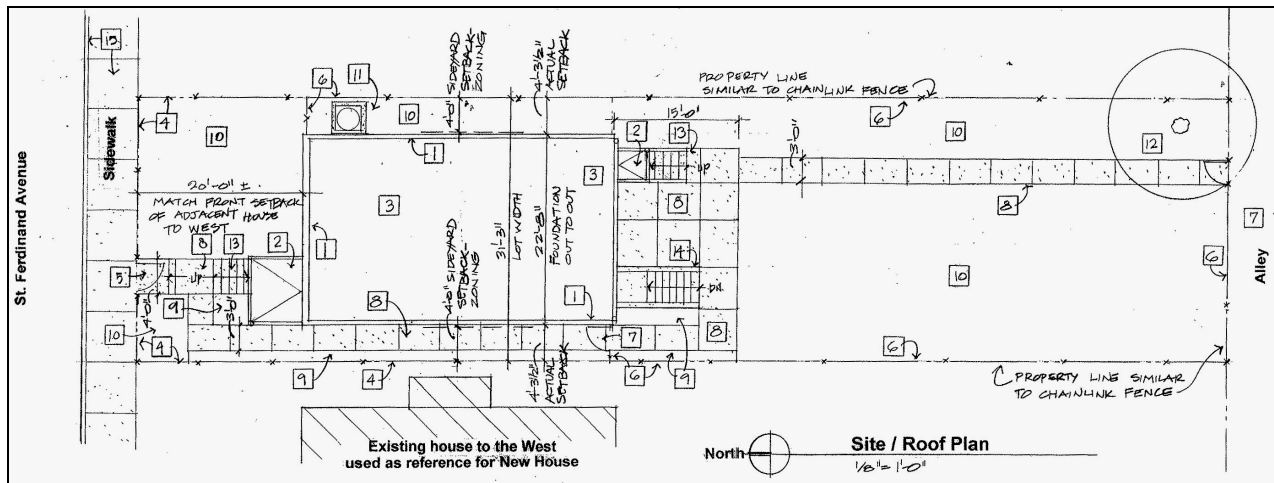
**Residential Appearance and Use Standards**

**A. Height.**

*New buildings or altered existing buildings, including all appurtenances, must be constructed within 25% of the average height of existing residential buildings on the block. NOTE: The Ville*

has a range of heights: Homer G. Phillips, St. James House-10 stories; the Ville Apartments-8 units of 2 stories with dormers. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

**Complies.** The majority of the buildings on the block are one-story with raised basement houses. The proposed building is within 92 percent of the height of the building next door. The distance above front-grade elevation for the first floor varies widely on the block and the proposed design falls within that range.



PROPOSED SITE PLAN

#### B. Location:

Location and spacing of new building: 10 feet apart. Width of new buildings should be consistent within 25% of existing buildings.

**Complies.**

#### C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street excluding garages are to be compatible with the original buildings.

**Partially complies.** The building front will be brick with 4-foot returns at the sides. The remainder of the house is proposed to be a brick-colored vinyl siding. The east side of the house will be exposed once the demolition of 4270 W St. Ferdinand is completed.

#### D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible. Renovated structures should be in the same vertical proportion as the original structures. Raw or unfinished aluminum is not acceptable for storm doors and windows. Aluminum or metal awnings visible from the street are not permitted. Canvass or canvass type awnings are permitted.

**Appears to comply.** The details in the drawings provided appear to be architecturally compatible. Further details will be worked out prior to the building permit application.

E. Roof Shapes:

*When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.*

**Complies.** The building will have a flat roof, the predominant roof shape on the block.

F. Roof Materials:

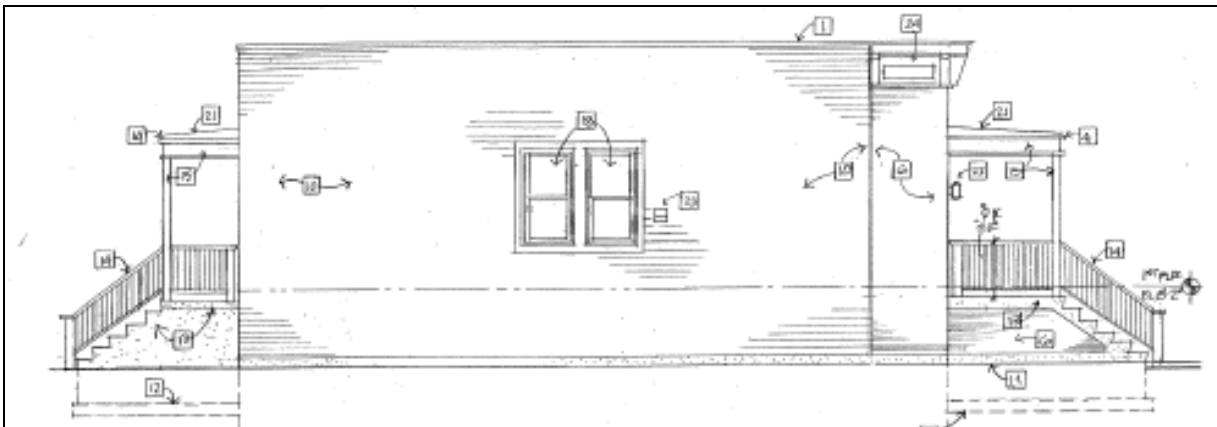
*Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.*

**Not applicable.**

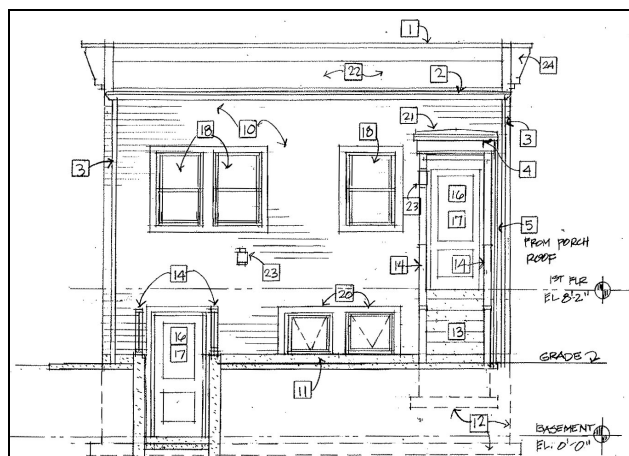
G. Walls, Fences, and Enclosures:

*Yard dividers, walls, enclosures, or fences in front of building line are not permitted. All side fences shall be limited to six feet in height.*

**Does not comply.** A 42-inch high chain link fence is proposed for the front yard of the structure, replacing the existing chain link fence.



EAST SIDE ELEVATION – 4' BRICK RETURN, REMAINING WALL TO BE BRICK-COLOR VINYL SIDING



REAR ELEVATION

**COMMUNITY CONSULTATION:**

---

The Cultural Resources Office has not received any comments on the project from the Alderman or any neighborhood group.

**COMMENTS:**

---

While the demolition of a Merit building in a National Register and local historic district is never desired, the building at 4272 W St. Ferdinand appears to have some structural issues, both preexisting and from the recent fire damage, that would make its rehabilitation difficult and expensive. The owner is proposing to construct an architecturally compatible home in the same location that will help compensate for the loss of the existing building, particularly in terms of urban design. The block, while recently listed on the National Register, has yet to see any significant reinvestment. Ms. Anderson's project is an example of a good infill building and suggests how future projects could fill in the missing houses on the block.

**CONCLUSION:**

---

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval to demolition and the proposed design, subject to the applicant working with the staff to define the final design details and materials. The staff also recommends that the issuance of the demolition permit be contingent on the submittal of a building permit application for the new construction.

**CONTACT:**

---

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3867
E-Mail:	<a href="mailto:gagen@stlouis-mo.gov">gagen@stlouis-mo.gov</a>



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
Cultural Resources Department

C.

**DATE:** November 26, 2012  
**FROM:** Jan Cameron, Preservation Administrator, Cultural Resources Office  
**SUBJECT:** Preliminary review of proposed demolition  
**ADDRESS:** 3001 Missouri  
**JURISDICTION:** Benton Park Local Historic District, Benton Park National Register District, Preservation Review District — Ward 9



3001 MISSOURI AVENUE

**OWNER:**  
Peter and Jane Reinecke

**APPLICANT:**  
Z & L Wrecking

**RECOMMENDATION:**  
That the Preservation Board agree to the demolition of the factory building, with the condition that the plan for the subsequent treatment of the property be revised to include the steps needed to be taken to preserve and appropriately mothball the historic house on the property, a Merit Building, until its rehabilitation.



## **BACKGROUND:**

---

At the time the Benton Park District was listed in the National Register in 1985, four buildings stood on this site: three, adjacent to the alley, were considered to be non-contributing to the historic district. The two-story factory building now proposed for demolition was one of them. A one-and-one-half story house fronting on Crittenden Street, thought to have been constructed c. 1870, was designated a contributing building to the district.

By 2004 the current owners, Jane and Peter Reinecke (Benton Park Developers LLC) had acquired the large parcel located at the corner of Missouri Avenue and Crittenden Street. The condition of the property caused the Building Division to condemn the factory building in July 2006. The owners first applied for the demolition of the two-story marble factory building constructed around 1915 in April 2007. The application was denied by the Cultural Resources Office. In September 2012, the owners again applied for a demolition permit for the marble factory building. After conversation with the Cultural Resources Director, they withdrew the demolition application and requested that the Preservation Board consider the demolition as a Preliminary Review. It was scheduled for the Preservation Board at its October meeting. The owners requested deferring the review until the November meeting.



**3001 MISSOURI AVENUE AND ADJACENT HISTORIC HOUSE**

## **RELEVANT LEGISLATION:**

---

### **BENTON PARK HISTORIC DISTRICT STANDARDS**

#### ***211 DEMOLITION***

**Where the ordinance provisions regarding demolition deviate from those of the criteria in City Ordinance #64832, they will be discussed below.**



*Comment: Buildings which are considered contributing on the National Register of Historic Places listing #85003232 and/or 75 years old or older are considered historically significant to the character and integrity of the Benton Park Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.*

**The Marble factory building was identified as a non-contributing building on the National Register District map. Its date of construction has not been determined. It does not appear on the 1909 Sanborn Map; the next available Sanborn, from 1950, shows the building as it appears now. It seems likely that the building was erected between 1910 and 1920, which would make it over 75 years of age.**

*Ordinance No. 61366 of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Benton Park Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted:*

1. *"Structure" means any building or improvement of any kind for demolition of which a demolition permit is required and with respect to which an application for a demolition permit is filed.*
2. *(3) Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting there from cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure.*

*Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.*

*Structurally attached or groups of buildings: The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

*Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary supports, and the erection of temporary barriers or barricades to protect pedestrians from falling debris. The reasonableness of such preventative measures shall be determined by reference to the Architectural Quality of the Structure as set forth in Section Seven (2), and the Urban Design factors set forth in Section Seven (5) (e.g. more extensive preventative measures will be deemed reasonable for a High Merit Structure than for a Merit Structure). Nothing contained herein shall be construed as relieving owners of buildings of their responsibility to undertake permanent measures to make such buildings safe.*

3. *Section Seven (4) is revised to state as follows:*
  - A. *Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be*

equivalent to total reconstruction; the application for demolition shall generally be approved.

**The applicant has stated that rehabilitation costs for the building will be very high. No specific information has yet been submitted.**

- B. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

**No evidence of economic hardship has been submitted.**

4. Section Seven (6) 15 amended to add the following:

(F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of building which are High Merit, Merit or Contributing; and (ii) in need of substantial rehabilitation.

**The plan for the property, as proposed by the Reinickes, consists of fencing the lot at the rear alley and at the south property line with a privacy fence and adding a low wrought-iron fence to the Crittenden and Missouri frontages. The Reinickes state that they intend in the future to rehabilitate the historic house on Crittenden Street, which is a Merit Building**



**APPLICANT'S PLAN FOR THE PROPERTY IF DEMOLITION IS APPROVED  
(HISTORIC HOUSE SHOWN SHADED)**

## **212 SECURING VACANT BUILDINGS**

*Vacant buildings shall be protected from deterioration and vandalism as follows:*

1. *All windows and doors shall be covered by 1/2" exterior grade plywood if such windows and doors are incapable of securing the building.*

*Comment: City Codes required that plywood used for this purpose be painted red.*

2. *The roof, gutter and downspouts shall carry the rain water to the ground.*

3. *Work necessary to protect the structural integrity of the building must be performed.*

The factory building has been open to the elements for many years. The rear gutter failed long ago, allowing water to penetrate between the wythes of brick on the west wall. The roof has deteriorated to the point that sunlight is perceptible in the interior of the building at ground level. The building is not boarded and open to access at all levels.

The adjacent historic house has also significant roof damage and lacks functioning gutters and downspouts. It has some intact original window sash and is partially boarded, although the second story is open.



**EVIDENCE OF ROOF DAMAGE ON THE FACTORY BUILDING (LEFT) AND HISTORIC HOUSE**

### **213 DEMOLITIONS BY NEGLECT**

*Demolition by Neglect is the willful neglect of a structure leading to its destruction by deterioration. A property owner found guilty of Demolition by Neglect shall be required to reconstruct the structure in accordance with pertinent guidelines and standards.*

*No owner of a structure in Benton Park shall by willful action or willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to prevent its destruction by deterioration. This provision shall be in addition to all other applicable Citizens' Service Bureau who shall initiate appropriate action thereon.*

**It does not appear that either the factory or the house have received adequate maintenance or repair in recent years. According to City records, citations for property maintenance and repair have been placed on the property since 2006. Seventeen Citizens complaints, most relating to unsecured buildings and illegal dumping, have been filed since 2004 during the time that the current owners have had control of the property.**



3001 MISSOURI AVENUE AND ADJACENT HISTORIC HOUSE

## **ST. LOUIS CITY ORDINANCE #64689**

### **PART X - DEMOLITION REVIEWS**

#### **SECTION FIFTY-EIGHT.**

*Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.*

**The building at 3001 Missouri is located in a Local Historic District, a National Register District and a Preservation Review District.**

## **ST. LOUIS CITY ORDINANCE #64832**

**SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.**

#### **SECTION FIVE. Demolition permit - Board decision.**

*All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:*



- A. *Redevelopment Plans.* Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable.**

- B. *Architectural Quality.* Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.



CONCRETE PIER ON SOUTH ELEVATION



CONCRETE SUPPORTING PIERS ON INTERIOR

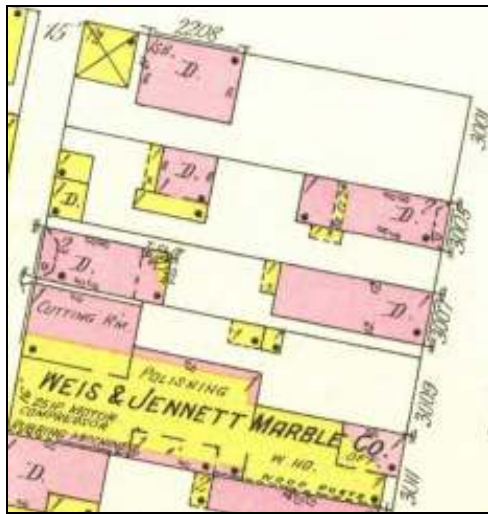
As a non-contributing building to the Benton Park National Register District, the marble factory is by ordinance definition not a Merit building, nor does its architectural or historic significance qualify it as a High-Merit building.

The marble factory is oddly constructed of both concrete and brick. Poured concrete piers, presumably reinforced in some manner, are spanned by iron/steel lintels to comprise most of the ground level of this building. Interior concrete piers support the upper level. The second story is brick load-bearing construction with wide, segmentally-arched windows. The storage building shown on the Sanborn map below that was adjacent to the warehouse has been demolished.

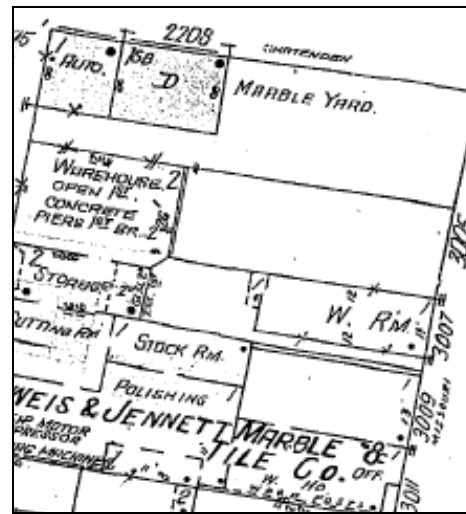
The marble factory is the remaining component of the Weis & Jennett Marble Tile Company. While the building has the appearance of industrial use, it is a remnant of



what was a much larger operation and therefore is unable to convey the nature of the marble tile manufacturing works. Its construction is interesting, but not historically significant.



1903 SANBORN MAP



1951 SANBORN MAP SHOWING WAREHOUSE

C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

**While the concrete piers of the first story are certainly in no danger of failing, in the opinion of the Cultural Resources Office, there are structural issues at many locations in the brick of the second story, and there are areas which are likely to collapse within the timeframe of the ordinance definition of soundness. In addition, the south wall is of soft brick, exposed when an attached two-story structure was demolished.**

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

**Not applicable.**



**WEST ELEVATION: NOTE MASONRY DETERIORATION AT CENTER BAY  
DUE TO MALFUNCTIONING GUTTER**



**CONCRETE PIER ON SOUTH ELEVATION**



**SOUTH ELEVATION: NOTE DETERIORATED MASONRY  
AT OPENING TO SECOND FLOOR STAIRWAY**

*D. Neighborhood Effect and Reuse Potential.*

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

**This portion of the Benton Park Historic District is characterized by a high number of rehabilitated buildings and some new infill construction that combine to create a desirable neighborhood.**

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

**The reuse potential of this odd building sited at the alley is not as high as other more traditionally sited buildings. Its current condition would also require a large amount of reconstruction, adding substantially to the costs of any potential rehabilitation.**

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

**The owners have not submitted any information concerning economic hardship.**



**DETERIORATED SOFT BRICK ON SOUTH ELEVATION**



E. *Urban Design.* The Office shall evaluate the following urban design factors:

1. *The effect of a proposed partial demolition on attached or row of buildings.*

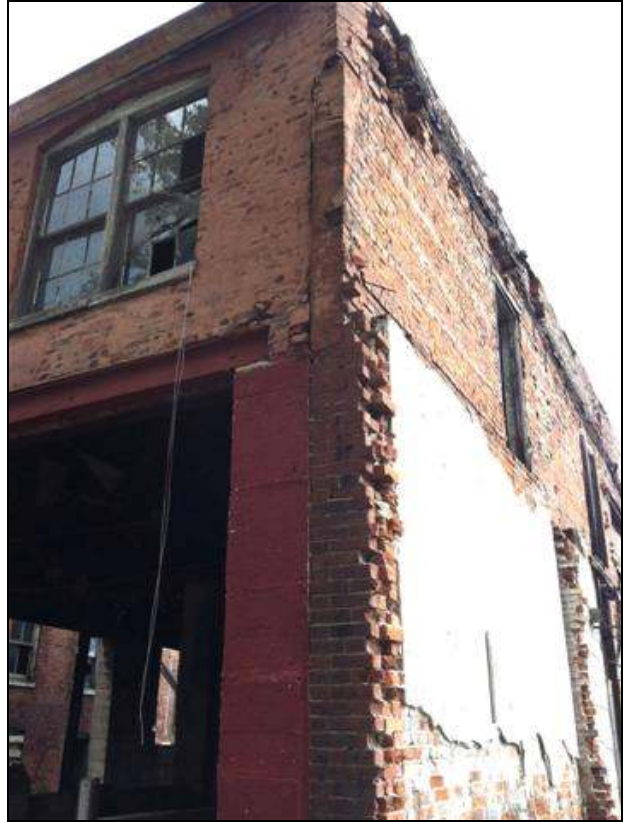
**Not applicable.**

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

**The portion of this block where Weis & Jennett Marble Tile Co. works stood has lost the majority of its original fabric and does not exhibit the continuity and rhythm of other blocks in the historic district.**

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

**The building's siting at the rear of the property limits its contribution to the streetscape on Missouri.**



**SOUTHEAST CORNER OF FACTORY BUILDING  
NOTE STRUCTURAL CRACKS AND SEPARATION OF WALL**

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

**Not applicable.**

F. *Proposed Subsequent Construction.* Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. *The applicant has demonstrated site control by ownership or an option contract;*  
**Yes.**

2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

**While the owners have several preliminary ideas for the reuse of the site, there is no plan to construct anything in the near future, beyond erecting a privacy fence at the south and west property lines, and a low wrought-iron fence on the street frontages.**

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

**Not applicable.**

4. *The proposed use complies with current zoning requirements;*

**The property is zoned C, Multiple Family Residential, and has the Strategic Land Use Category of Neighborhood Preservation.**

5. *The proposed new construction would commence within twelve (12) months from the application date.*

**Not applicable.**

- G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

**Not applicable.**

- H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

**Not applicable.**

#### **COMMENTS:**

---

The marble factory at 3001 Missouri defies easy classification. Under the definitions of the Demolition Review Ordinance, the factory building, determined to be non-contributing to the National Register District, cannot be considered a Merit building; and as a mere fragment of the Weis & Jennet company, and undistinguished in itself, it cannot be classified as a High Merit property. While the rehabilitation of an unusual building type such as this can present an opportunity to add variety and richness to a neighborhood, the building's condition, cost of rehabilitation and awkward site location provide some rationale for its demolition. However, it should also be considered that both the factory building and the historic house, a contributing property to the National Register district and therefore considered a Merit building under the ordinance, have deteriorated without visible maintenance since 2004 when the owners took possession of the property.

The Benton Park Historic District Standards state that any building 75 years old or older, is considered to be historically significant to the character and integrity of the Benton Park Historic District, and "an irreplaceable asset." Demolition, the Standards say, is "strictly



limited.” However, the Standards also allow demolition to be considered if it will result in the preservation of High Merit, Merit or Contributing buildings that are in need of substantial rehabilitation.

The owners have indicated that they are planning to preserve and later rehabilitate the historic house. It would seem a reasonable way to move forward, one in accordance with the Benton Park Historic District Standards, to accept the loss of the factory building on the condition that the plan for the property submitted by the owners be revised. The plan should be to take immediate steps to appropriately mothball the house to preserve it while it awaits rehabilitation. Mothballing at minimum should include: repointing; a new roof; and functioning gutters and downspouts. The house should also be securely boarded to protect the original windows and doors, most of which are extant, and to deter vandalism. This would go far to satisfy concerns about the maintenance and appearance of the property and avoid Demolition by Neglect.

#### **COMMUNITY CONSULTATION:**

---

The Ward 9 Alderman has not yet commented on the demolition. The Cultural Resources Office received an email from Tim Mulligan, of the Benton Park Neighborhood Association, stating that owners of 3001 Missouri had made a presentation to the Association on October 2, 2012, and those attending unanimously supported the proposal. However, as the number of residents at the meeting was small, Mr. Mulligan wrote that he would prefer that Building Committee members have the opportunity to review and comment on the demolition. We have not yet received their decision.

#### **CONCLUSION:**

---

The Cultural Resources Office staff recommends that the Preservation Board agree to the demolition of the factory building, with the condition that a building permit for the appropriate mothballing of the historic house be obtained prior to issuance of a demolition permit for the factory building.

#### **CONTACT:**

---

Jan Cameron	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-657-3851
E-Mail:	<a href="mailto:cameronj@stlouis-mo.gov">cameronj@stlouis-mo.gov</a>



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**D.**

**DATE:** November 26, 2012  
**FROM:** Andrea Gagen, Cultural Resources Office  
**SUBJECT:** Appeal of Director's Denial to retain three (3) murals and four (4) awnings  
and to install an illuminated ground sign  
**ADDRESS:** 1218 S. Jefferson  
**JURISDICTION:** Lafayette Square Local Historic District — Ward 6



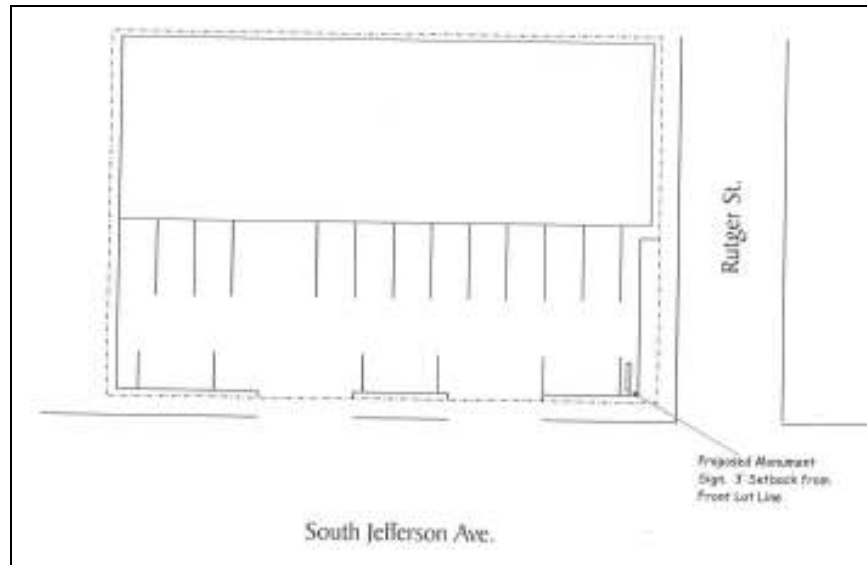
1218 S. JEFFERSON

**OWNER:**  
Dubman Reality, LLC/Brook Dubman

**APPLICANTS:**  
Piros Signs, Inc./Joe Phillips

**RECOMMENDATIONS:**  
That the Preservation Board overturn the denial of the murals and awnings if the lettering is altered and uphold the denial of the monument sign, which is not compliant with the Lafayette Square Historic District Standards.





**SITE PLAN SHOWING LOCATION OF PROPOSED MONUMNET SIGN**

#### **BACKGROUND:**

The Cultural Resources Office (CRO) received an application on July 23, 2012 for the installation of three (3) murals and four (4) awnings to be installed at 1218 S. Jefferson Avenue. The murals were to be installed over 3 bricked-in window openings and had been previously discussed with the staff. As the awnings had been previously installed, the application was for new canvas coverings with various lettering on the awning aprons. The Jefferson Avenue side of the building, which faces the parking lot, provides the main entry into the clinic. The Rutger St. entrance doesn't appear to be in use at this time.

By August 17, 2012, the awnings and murals had been installed and CRO received a Citizens Service Bureau complaint regarding the installation of the murals and the awnings without a permit. The owner was issued a violation letter. As the lettering on the awnings does not meet the Lafayette Square Historic District Standards, the permit application was denied on August 20, 2012. By the time the appeal letter had been received, the appeal time had lapsed. The owner reapplied at the end of October. The application was again denied, and the owner has appealed.

The Cultural Resources Office received an application on September 27, 2012 for the installation of an internally illuminated ground sign at 1218 S. Jefferson. The proposed sign would have an overall height of 6 feet and be 7 feet, 6 inches wide. The applicant was informed that the proposal did not meet the Lafayette Square Historic District Standards and the application was denied. The owner has appealed the denial to the Preservation Board.



AWNING & MURALS INSTALLED WITHOUT A PERMIT



EXAMPLE OF LETTERING – LARGER THAN 6"

#### RELEVANT LEGISLATION:

#### Application #1 – Murals and Awnings

Excerpt from Ordinance #63327, the Lafayette Square Historic District:

#### ARTICLE 2 – HISTORIC BUILDINGS

##### 207.7 Signs at Public Facades

*A] No non-appurtenant (off-site) signs are allowed.*

*Comment: Commercial signs are defined as those located at buildings that were originally built to house commercial uses; commercial signs at residential structures refer to installations at residential structures that have been converted to commercial or mixed-use.*

*B] Commercial signs*

*1) Commercial signs are otherwise regulated herein and by city, state and federal law.*

*2) Signs shall not project beyond the face of the building more than 36 inches.*

**Not applicable.**

*3) A 6-inch maximum height for lettering on the apron of an awning is permitted.*

**Does not comply. Portions of the lettering on awning aprons appear to exceed 6 inches in height.**

*4) Placard signs shall be metal or painted wood, and shall not exceed 800 square inches in size.*

**The murals on the Jefferson Street façade, which cover blocked-in windows, exceed the 800 square inches maximum for a placard sign, indicating that they are large features to be installed on the wall of the building.**

*5) Signs shall not be applied above the second floor window sill line.*

**Not applicable.**

*6) Sign lettering may be painted onto the flat fascia trim above storefront windows.*

**Not applicable.**

- 7) Signs may be painted on the storefront glass, with the stipulations that the height of letters does not exceed 6 inches and the lines of the sign are limited to 4.

**Not applicable.**

- 8) Signs shall not be electric, except for decorative or “open” signs. Flashing lights are not allowed.

**Not applicable.**

- 9) See Section 207.5 for exterior lighting restrictions.

**Not applicable.**



**AWNINGS & MURALS – NOTE SMALL SIGN ON HANDRAIL**

## **Application #2 – Monument Sign**

### **207.7 Signs at Public Facades**

- A) No non-appurtenant (off-site) signs are allowed.

*Comment: Commercial signs are defined as those located at buildings that were originally built to house commercial uses; commercial signs at residential structures refer to installations at residential structures that have been converted to commercial or mixed-use.*

- B) Commercial signs



**PROPOSED SIGN**



- 1) *Commercial signs are otherwise regulated herein and by city, state and federal law.*
- 2) *Signs shall not project beyond the face of the building more than 36 inches.*  
**Does not comply.** The sign is not attached to the building face.
- 3) *A 6-inch maximum height for lettering on the apron of an awning is permitted.*  
**Not applicable.**
- 4) *Placard signs shall be metal or painted wood, and shall not exceed 800 square inches in size.*  
**Not applicable.**
- 5) *Signs shall not be applied above the second floor window sill line.*  
**Not applicable.**
- 6) *Sign lettering may be painted onto the flat fascia trim above storefront windows.*  
**Not applicable.**



**SITE OF PROPOSED MONUMENT SIGN**

- 7) *Signs may be painted on the storefront glass, with the stipulations that the height of letters does not exceed 6 inches and the lines of the sign are limited to 4.*  
**Not applicable.**
- 8) *Signs shall not be electric, except for decorative or “open” signs. Flashing lights are not allowed.*  
**Does not comply.** The proposed sign is internally illuminated and is not a decorative sign.

#### **COMMUNITY CONSULTATION:**

The Cultural Resources Office has not received any comments from the Alderwoman. The Lafayette Square Restoration Committee’s (LSRC) Development Committee has sent a letter supporting the murals and in support of awnings with **Quick Fix** in 6” high letters. The Development Committee is opposed to the monument sign.

## COMMENTS:

---

The murals and new awning covers with lettering were installed without a permit. The murals attempt to mimic the windows that originally existed at those locations, although they are not quite as wide as the blocked-in openings. The frames however, are already showing some weathering. They are difficult to review as signs per the historic district standards as they do not have any lettering. The Cultural Resources Office and the LSRC's Development Committee do not find that the murals are counter to the intent of the district standards. The awning apron lettering exceeds 6 inches and is not a consistent font from awning to awning. Parts of the lettering are starting to peel off of the awning aprons. The durability these elements is a concern.

The free-standing proposed monument sign does not meet the Lafayette Historic District Standards which do not allow signs that are not attached to a building or internally illuminated signs. The sign is also very large for a monument sign for a business-like enterprise and for the proposed location.

When the staff made a site visit to take photos of the building for the agenda, there were 4 additional **Quick Fix** signs on the property. Two were temporary signs placed in the planting area of the parking lot, a larger sign was attached to the fence and a smaller sign was affixed to the handrail of the stoop to the entrance of the business. These signs were installed without permits. A coordinated plan for signs at the property is needed.



ADDITIONAL SIGNAGE INSTALLED WITHOUT A PERMIT

## CONCLUSION:

---

The Cultural Resources Office finds that the murals and awnings are not counter to the Lafayette Square Historic District Standards. The Cultural Resources Office recommends that the Board overturn the denial of the application on the condition that an application be submitted that indicates that the lettering on the awnings aprons will be removed and none be applied or that the lettering would be replaced with letters no taller than 6" in height and limited to "**Quick Fix**" on one awning skirt and "**1218 S. Jefferson**" on one other awning skirt.

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for the illuminated ground sign as the proposed sign is not in compliance with the Lafayette Square Historic District Standards.

**CONTACT:**

---

Andrea Gagen	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-657-3867
E-Mail:	<a href="mailto:gagen@stlouis-mo.gov">gagen@stlouis-mo.gov</a>



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**E.**

---

**DATE:** November 26, 2012  
**FROM:** Andrea Gagen, Cultural Resources Office  
**SUBJECT:** Appeal of a Director's denial to retain vinyl windows on a Public facade  
**ADDRESS:** 2158 Allen Avenue  
**JURISDICTION:** McKinley Heights Local Historic District — Ward 7



2158 ALLEN

**OWNER:**

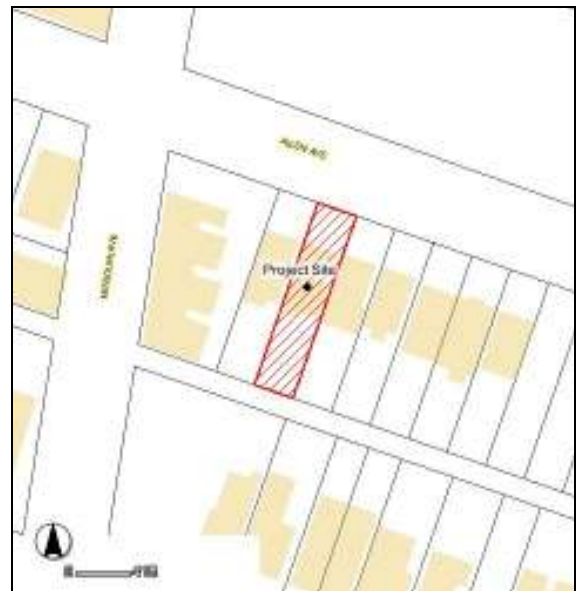
Herman N. Turner, III and Constance Turner

**APPLICANT:**

Constance Turner

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial as the windows do not meet the McKinley Heights Historic District Standards.



**BACKGROUND:**

---

In July of 2012, the Cultural Resources Office received a Citizens Service Bureau complaint regarding windows being installed without a permit. The owner was sent a violation letter. In September, the owner applied for a permit to install eighteen (18) vinyl windows at 2158 Allen, including five (5) windows on the Public Facade. These five windows include two (2) half-round and three (3) segmentally-arched windows. The windows installed in these openings are square head windows. The brickmold was also wrapped at this time, covering detail and creating a flattened appearance. The application was denied as the five Public facade windows did not meet the McKinley Heights Historic District Standards. The owner is appealing the decision.



GOOGLE PHOTO FROM JULY 2011 SHOWING ORIGINAL WINDOWS WITH STORMS





SQUARE HEAD WINDOW INSERTED WITHIN A HALF ROUND OPENING  
BRICKMOLD WRAPPED WITH ALUMINUM COIL STOCK

**RELEVANT LEGISLATION:**

---

Excerpt from McKinley Heights Historic District Ordinance #67901:

**ARTICLE 2: EXISTING BUILDINGS IN RESIDENTIAL PRESERVATION AREAS**

**203 WINDOWS**

***203.1 Windows at Public Facades:***

*1) Windows in Public Facades shall be one of the following:*

- a. The existing window repaired and retained*
- b. Replacement window, duplicating the original, which meets the following requirements;*
  - i. Replacement windows or sashes shall be made of wood or finished aluminum,*
  - ii. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.*
  - iii. The number, arrangement and proportion of lights shall match the original or be based on a Model Example.*
  - iv. The method of opening shall be the same as the original.*

**Does not comply. The installed vinyl windows are not an approved material for windows in a Public Façade in the district. The windows are not the same size and shape as the historic windows and therefore do not duplicate them.**

Aluminum coil stock has been applied to the brick mold, obscuring the original profile of the brick mold.



**DETAIL OF WINDOW JAMB WITH WRAPPED BRICKMOLD  
CAULKING USED TO FILL GAP AT TOP OF WINDOW**



**SECOND STORY SEGMENTAL ARCH WINDOWS  
EYEBROW FORM ALTERED**

**COMMENTS:**

The Cultural Resources Office Director denied the application for window replacement as they did not comply with the McKinley Heights Historic District standards. The size, proportions and sightlines of the vinyl windows are not appropriate for a historic building. The windows do not meet the historic district standards in the following manner:

- vinyl is not an approved material;
- the half-round windows were removed and replaced with square head windows;

- the segmental arch windows were removed and replaced with square head windows;
- the jambs are much wider than those original to the building;
- the lift rail dimension is very narrow;
- the total glass area of the window has been reduced; and
- the brickmold has been wrapped with aluminum coil stock creating a flattened appearance.

**COMMUNITY CONSULTATION:**

---

The staff has not been contacted by any neighborhood group, or by the Alderman regarding the project.

**CONCLUSION:**

---

The segmental and half-round arched front windows are one of the most important features in the design of this house and their composition and material are readily perceived from the sidewalk. A change not only in the material of, but also the shape of the arched sash has had a significant impact on the character of the building. The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the front windows as they do not comply with the McKinley Heights Historic District standards.

**CONTACT:**

---

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3867
E-Mail:	<a href="mailto:gagen@stlouis-mo.gov">gagen@stlouis-mo.gov</a>



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**F.**

**DATE:** November 26, 2012  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Appeal of the Director's denial to retain vinyl windows on a Public Facade  
**ADDRESS:** 2300-02 Russell  
**JURISDICTION:** McKinley Heights Local Historic District — Ward 7



**2300-02 RUSSELL**

**OWNER/APPLICANT:**  
Lensi Ann Hoang

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial as the windows do not meet the McKinley Heights Historic District Standards.



**BACKGROUND:**

---

On September 30, 2012, the Cultural Resources Office received a complaint reporting that windows were being installed without a permit at 2300 Russell. On inspection, it was noted that the six (6) front windows had been replaced with new vinyl windows and a violation was issued. The owner applied for a permit for the windows already installed and the permit was denied. The owner has appealed and the matter is being brought before the Preservation Board.

The owner stated in her appeal letter that she asked the contractor, Penny Window, to install historic replacement windows and that she told them that she was in a historic district. The contractor, however, maintains that the contract states it is the owner's responsibility to apply for any required permits. In addition to the use of non-historic vinyl windows, two ganged windows with a narrow mullion between were set in an opening originally filled with a single wide double-hung window. The exterior brickmold, eyebrow and sill were wrapped with coil stock, obscuring decorative details and profiles.

Historic windows removed from the building, the windows that remain in the adjacent building which is identical to the subject building, and Google photographs document the original configuration of the windows.



GOOGLE PHOTO SHOWING ORIGINAL WINDOWS IN PLACE

**RELEVANT LEGISLATION:**

---

Excerpt from McKinley Heights Historic District  
Ordinance #67901:

**203 WINDOWS**

*(Comment: Windows of historic buildings are a very important part of a building's historic character.)*





VINYL WINDOW AT 2300 RUSSELL



BUILDING NEXT DOOR SHOWING  
HISTYORIC APPEARANCE OF WINDOWS

### 203.1 Windows at Public Facades:

#### 1) Windows in Public Facades shall be one of the following:

- a. The existing window repaired and retained
- b. Replacement window, duplicating the original, which meets the following requirements;
  - i. Replacement windows or sashes shall be made of wood or finished aluminum,
  - ii. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.
  - iii. The number, arrangement and proportion of lights shall match the original or be based on a Model Example.
  - iv. The method of opening shall be the same as the original

**Does not comply.** The windows are vinyl and do not match the original windows in the profiles of the muntins, sash, frames and moldings. They are single-hung instead of the double-hung sash and therefore are more flat in appearance and do not present the depth of a double-hung window. In the wider openings, the installation of a pair of windows separated by a mullion introduces a new configuration that alters the number, arrangement, and proportion of lights. The three-over-one muntin pattern of the upper sash, a distinctive detail, has not been replicated. The eyebrows, brickmold and sills have been wrapped in aluminum coil stock, concealing the profiles and moldings and further simplifying and flattening the openings' appearance.



**VINYL WINDOW AT 2300 RUSSELL**



**HISTORIC WINDOWS INSTALLED NEXT DOOR**

#### **COMMENTS:**

The Cultural Resources Office Director denied the application for the windows as the already installed sash and coil wrapping does not comply with the McKinley Heights Historic District Standards. The windows do not meet the standards in these ways:

- Vinyl is not an approved material;
- The jambs are much wider than those original to the building;
- The lift rail dimension is very narrow;
- The muntin pattern of the upper sash has not been replicated;
- The total glass area of the window has been reduced;

- The brickmold and eyebrow have been obscured by aluminum wrapping, creating a flattened appearance; and
- Although single-hung windows are allowed, they must be fabricated so that they retain the look of a double-hung window, which these do not.

For these reasons, the vinyl windows are not appropriate for this historic building as they alter one of the character-defining features, the façade windows.

---

**COMMUNITY CONSULTATION:**

The staff has not been contacted by the neighborhood group, or the Alderwoman regarding the project.

---

**CONCLUSION:**

Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the front windows as they do not comply with the McKinley Heights Historic District standards.

---

**CONTACT:**

Bob Bettis      Planning and Urban Design Agency, Cultural Resources Office  
Telephone:      314-657-3866  
E-Mail:          [bettisb@stlouis-mo.gov](mailto:bettisb@stlouis-mo.gov)



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**G.**

---

**DATE:** November 26, 2012  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Appeal of the Director's denial of non-compliant retaining wall installed without permit.  
**ADDRESS:** 3457 Shenandoah Ave.  
**JURISDICTION:** Compton Hill Local Historic District — Ward 6



3457 SHENANDOAH AVE.

**OWNER/APPLICANT:**  
Rachel Kassel & Dan Williams

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial as the retaining wall does not meet the Compton Hill Historic District standards.





**BACKGROUND:**

---

On October 17, 2012, the Cultural Resources Office received a complaint reporting that a retaining wall was constructed without a permit at 3457 Shenandoah. On inspection, it was noted that a red Versa-Lok retaining wall had been constructed in front of the house without a building permit and a violation was issued. The owner applied for a permit for the wall already installed, the permit was denied because the design and materials of the wall did not comply with the standards. The owner has appealed the decision, and the matter is being brought before the Preservation Board.



**DETAIL OF WALL LOOKING NOTHEAST**



**STREETSCAPE SHOWING HISTORIC TERRACE CONDITION AND SLOPE OF STREET**



## RELEVANT LEGISLATION:

Excerpt from Compton Hill Historic District Ordinance #57702:

### **A. Purpose of Standards**

*These standards shall apply to materials, color, form and architectural character of structures, appurtenances thereto, satellite structures, drives and yards, which are visible from the street; the term street not including alleys.*

### **I. Walls, Fences and Enclosures**

*Materials for construction of new fences shall be compatible with the character of the neighborhood. Materials may include, wood, stone, brick, wrought iron or evergreen hedge. Barbed wire, "chicken wire" or narrow gage wire fabric shall not be used. The use of chain link fence is discouraged unless appropriately camouflaged.*

**Does not comply.** The retaining wall is constructed out of Versa-Lok cast concrete units, a material not in the list of approved materials for construction. Natural stone, or artificial stone that has the appearance of natural stone are the appropriate materials for a retaining wall. The red color of the artificial stone and shape of the cast units have contemporary properties. These attributes are not compatible with existing historic fabric and therefore don't meet the intent of the standards for walls, fences or enclosures.



HISTORIC RETAINING WALL IN COMPTON HILL

**COMMENTS:**

---

The Cultural Resources Office denied the permit for the retaining wall as it did not comply with the Compton Hill Historic District Standards. The wall does not meet the district standards in the following manner:

- the wall is constructed of artificial stone units (Versa-Lok);
- the artificial stone units used for the wall are red, uniform in texture, and have a curved face in contrast to the varied texture of rectangular units of limestone used in the construction of historic retaining walls; and
- the wall is not compatible with the existing historic fabric of the Compton Hill Historic District.

**COMMUNITY CONSULTATION:**

---

The staff has not been contacted by the neighborhood group. The former Alderwoman asked about the project and supported the use of the district standards to gauge the appropriateness of the wall.

**CONCLUSION:**

---

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of retaining wall as it does not comply with the Compton Hill Historic District standards.

**CONTACT:**

---

Bob Bettis      Planning and Urban Design Agency, Cultural Resources Office  
Telephone:    314-657-3866  
E-Mail:        [bettisb@stlouis-mo.gov](mailto:bettisb@stlouis-mo.gov)



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**H.**

---

**DATE:** November 26, 2012  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Appeal of a Director's denial of non-conformant retaining wall installed without permit.  
**ADDRESS:** 1824 Kennett Place  
**JURISDICTION:** Lafayette Square Local Historic District — Ward 7



**1824 KENNETT PLACE**

**OWNER/APPLICANT:**  
Scott and Susan Jones

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial as the retaining wall does not meet the Lafayette Square Historic District standards.





**BACKGROUND:**

---

On September 19, 2012, the Cultural Resources Office received a complaint reporting that a retaining wall was constructed without a permit at 1824 Kennett Place. On inspection, it was noted that a dry stacked stone retaining wall had been constructed in front of the house and a violation was issued. The owner applied for a permit for the already installed wall and the permit was denied. The owner has appealed the decision, and the matter is being brought before the Preservation Board.



DETAIL OF WALL



DETAIL OF CURVE IN WALL



MODEL EXAMPLE PROVIDED BY APPLICANT

**RELEVANT LEGISLATION:**

---

Excerpt from Lafayette Square Historic District Ordinance #69112:

**101.35 Retaining Wall**

*A wall constructed to allow a change in grade from one side of the wall to the other.*

**402 WALLS****402.2 Retaining Walls**

A] *New and reconstructed retaining walls shall be based on an HME.*

B] *The exposed side of a retaining wall shall be vertical and may be cast in place concrete with the visual qualities of true stone. An HME is required.*

C] *The top of the retaining wall shall be horizontal, and shall extend a maximum of 8 inches above the high point of the grade retained.*

*Comment: New and reconstructed retaining walls shall replicate the appearance of a historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the HME.*

D] *The following types of visible retaining wall materials are prohibited at public yards:*

- 1) Railroad ties*
- 2) Landscape timbers*
- 3) Concrete block of any type*
- 4) Cast-in-place or pre-cast concrete*
- 5) Stucco that does not simulate cut stone*

**Does not comply.** The constructed stone wall does not resemble the Historic Model Example in form or method of construction. A typical historic retaining wall does not curve and is sited at the edge of the sidewalk, extending across the entire property. Historic retaining walls in urban areas have a vertical section and are not stepped back; they have mortared joints, not dry-stacked stone.



**HISTORIC RETAINING WALL ON SAME BLOCK**

#### **COMMENTS:**

The Cultural Resources Office denied the application for the wall as it did not comply with the Lafayette Square Historic District Standards. The wall does not meet the district standards in the following manner:



- It is not based on a historic Model Example;
- It does not have the typical characteristics of a historic Model Example in terms of form or method of construction and therefore does not meet the intent of that requirement; and
- The wall is not vertical.

The wall, with its modern form and construction, has noticeably altered the appearance of the landscaping of the property. A historic stone curb placed parallel to the sidewalk and house from the street serves as the historic retaining wall for this property.

#### **COMMUNITY CONSULTATION:**

---

The staff has not been contacted by the neighborhood group, or the Alderwoman regarding the project.

#### **CONCLUSION:**

---

Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the retaining wall as it does not comply with the Lafayette Square Historic District Standards.

#### **CONTACT:**

---

Bob Bettis	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-657-3866
E-Mail:	<a href="mailto:bettisb@stlouis-mo.gov">bettisb@stlouis-mo.gov</a>